

**Riverwalk Homeowners' Association, Inc.**

Balance Sheet  
 As of 03/31/21

ASSETS

1010	Cash Checking - Operating	\$ 1,103,711.45	
1020	Petty Cash	378.27	
1310	Assessments Receivable	42,147.97	
1315	Bad Debt Allowance	(14,904.77)	
1340	Late Fees Receivable	1,888.00	
1350	Legal Fees Receivable	11,200.00	
1360	Misc. Owner Receivables	1,161.38	
1380	Owner Admin. Fees Receiv.	35.00	
1390	Owner Interest Receiv.	14,268.97	
1400	Violation Fine Recv.	10,400.00	
	<b>TOTAL ASSETS</b>		<b>\$ 1,170,286.27</b>

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 58,428.62	
3090	Storage Key Deposits	2,600.00	
3100	Boat Ramp Kep Deposit	11,490.00	
3310	Prepaid Owner Assessments	22,105.45	
	Subtotal Current Liab.		\$ 94,624.07

RESERVES:

5200	Capital Asset Saving Funds	\$ 701,890.86	
	Subtotal Reserves		\$ 701,890.86

EQUITY:

5510	Prior Year Net Inc./Loss	\$ 1,516,385.55	
5520	Retained Earnings	(1,231,741.51)	
	Current Year Net Income/(Loss)	89,127.30	
	Subtotal Equity		\$ 373,771.34

**TOTAL LIABILITIES & EQUITY** **\$ 1,170,286.27**

**Riverwalk Homeowners' Association, Inc.**

Income/Expense Statement  
Period: 03/01/21 to 03/31/21

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME:</b>								
06000	OWNER ASSESSMENTS	126.30	74,800.00	(74,673.70)	224,400.00	224,400.00	.00	897,600.00
06030	Interest Income	661.26	500.00	161.26	2,256.90	1,500.00	756.90	6,000.00
06040	Late Fee Income	(125.33)	416.67	(542.00)	1,121.52	1,250.01	(128.49)	5,000.00
06050	Estoppels Fees	250.00	833.33	(583.33)	2,300.00	2,499.99	(199.99)	10,000.00
06065	Application Fees	2,000.00	1,291.67	708.33	3,000.00	3,875.01	(875.01)	15,500.00
06090	Boat Storage Fees	160.00	.00	160.00	640.00	.00	640.00	.00
06095	Transponder Fee	.00	.00	.00	70.00	.00	70.00	.00
06117	Background Checks	225.00	.00	225.00	525.00	.00	525.00	.00
06118	Kayak Storage Fees	.00	133.33	(133.33)	.00	399.99	(399.99)	1,600.00
06130	Pool/Boat Ramp Key Deposits	.00	.00	.00	150.00	.00	150.00	.00
06310	Violation Fines	400.00	666.67	(266.67)	650.00	2,000.01	(1,350.01)	8,000.00
06340	NSF Fee income	.00	.00	.00	5.00	.00	5.00	.00
06360	Misc. Owner Charges	.00	25.00	(25.00)	.00	75.00	(75.00)	300.00
	<b>Total Income</b>	<b>3,697.23</b>	<b>78,666.67</b>	<b>(74,969.44)</b>	<b>235,118.42</b>	<b>236,000.01</b>	<b>(881.59)</b>	<b>944,000.00</b>
<b>EXPENSES</b>								
<b>General &amp; Administrative</b>								
07010	Property Management Payroll	19,155.19	16,916.67	(2,238.52)	43,323.32	50,750.01	7,426.69	203,000.00
07011	Payroll Taxes	4,229.14	.00	(4,229.14)	6,836.22	.00	(6,836.22)	.00
07012	Payroll Processing Fees	104.49	.00	(104.49)	255.81	.00	(255.81)	.00
07090	Audit Fees	.00	316.67	316.67	.00	950.01	950.01	3,800.00
07110	Legal Fees	2,307.57	3,333.33	1,025.76	8,144.99	9,999.99	1,855.00	40,000.00
07120	Permits, Fees, Taxes	74.07	416.67	342.60	78.07	1,250.01	1,171.94	5,000.00
07130	Postage & Mail Handling	.00	183.33	183.33	.00	549.99	549.99	2,200.00
07140	Printing	174.95	.00	(174.95)	174.95	.00	(174.95)	.00
07160	Insurance Expense	620.00	4,583.33	3,963.33	1,348.94	13,749.99	12,401.05	55,000.00
07170	Office Expense	1,396.03	1,166.67	(229.36)	3,081.99	3,500.01	418.02	14,000.00
07190	Bank Service Charges	393.95	333.33	(60.62)	411.95	999.99	588.04	4,000.00
09130	Insurance Expense	1,394.00	.00	(1,394.00)	1,394.00	.00	(1,394.00)	.00
	<b>General &amp; Administrative</b>	<b>29,849.39</b>	<b>27,250.00</b>	<b>(2,599.39)</b>	<b>65,050.24</b>	<b>81,750.00</b>	<b>16,699.76</b>	<b>327,000.00</b>
<b>Operations</b>								
08010	General Repair & Maintenance	1,597.16	6,250.00	4,652.84	11,085.47	18,750.00	7,664.53	75,000.00
08040	Maintenance & Janitorial Suppl	1,529.39	83.33	(1,446.06)	1,560.65	249.99	(1,310.66)	1,000.00
08050	Plumbing	.00	66.67	66.67	.00	200.01	200.01	800.00
08060	Fuel Expense	28.34	66.67	38.33	76.84	200.01	123.17	800.00
08065	Golf Cart & Truck Expense	538.32	.00	(538.32)	(461.68)	.00	461.68	.00
08090	Concrete Repair	.00	83.33	83.33	.00	249.99	249.99	1,000.00
08100	Lake Maintenance	251.00	141.67	(109.33)	586.00	425.01	(160.99)	1,700.00
08110	Landscape/Irrigation Contract	6,000.00	6,008.33	8.33	18,000.00	18,024.99	24.99	72,100.00

**Riverwalk Homeowners' Association, Inc.**

Income/Expense Statement

Period: 03/01/21 to 03/31/21

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
08120	Irrigation Maintenance& Repai	.00	.00	.00	1,752.56	.00	(1,752.56)	.00
08130	Landscape Revitalization	.00	1,666.67	1,666.67	.00	5,000.01	5,000.01	20,000.00
08150	Gutter Cleaning	.00	733.33	733.33	.00	2,199.99	2,199.99	8,800.00
08160	Tree Trimming	.00	2,916.67	2,916.67	26,155.00	8,750.01	(17,404.99)	35,000.00
08170	Mangrove Trimming	700.00	233.33	(466.67)	700.00	699.99	(.01)	2,800.00
08200	Pool Repairs, Parts & Supplie	(264.00)	1,250.00	1,514.00	754.25	3,750.00	2,995.75	15,000.00
08220	Tennis Court Revision	.00	.00	.00	1,325.00	.00	(1,325.00)	.00
08240	Tech Support & Repairs	485.00	1,250.00	765.00	485.00	3,750.00	3,265.00	15,000.00
08250	Code/Parking Enforcement	3,295.60	3,500.00	204.40	6,291.60	10,500.00	4,208.40	42,000.00
08260	Bad Debt Expencc	.00	2,500.00	2,500.00	.00	7,500.00	7,500.00	30,000.00
	<b>Grounds / Operations</b>	<b>14,160.81</b>	<b>26,750.00</b>	<b>12,589.19</b>	<b>68,310.69</b>	<b>80,250.00</b>	<b>11,939.31</b>	<b>321,000.00</b>
<b>Maintenance</b>								
09010	Electricity	3,048.49	2,916.67	(131.82)	9,405.71	8,750.01	(655.70)	35,000.00
09015	Electricity Boat Area	128.89	.00	(128.89)	381.58	.00	(381.58)	.00
09020	Water & Sewer	913.90	500.00	(413.90)	1,614.35	1,500.00	(114.35)	6,000.00
09025	Water -Boat Area	.00	.00	.00	50.00	.00	(50.00)	.00
09030	Telephone & Internet Service	153.27	1,816.67	1,663.40	492.25	5,450.01	4,957.76	21,800.00
09040	Trash Removal	.00	266.67	266.67	322.00	800.01	478.01	3,200.00
09520	Internet & Camera	61.73	750.00	688.27	332.27	2,250.00	1,917.73	9,000.00
	<b>Utilities</b>	<b>4,306.28</b>	<b>6,250.01</b>	<b>1,943.73</b>	<b>12,598.16</b>	<b>18,750.03</b>	<b>6,151.87</b>	<b>75,000.00</b>
<b>Reserve Contributions</b>								
09510	Transfer To Reserves	.00	18,166.67	18,166.67	.00	54,500.01	54,500.01	218,000.00
	<b>Reserve Contributions</b>	<b>.00</b>	<b>18,166.67</b>	<b>18,166.67</b>	<b>.00</b>	<b>54,500.01</b>	<b>54,500.01</b>	<b>218,000.00</b>
	<b>TOTAL EXPENSES</b>	<b>48,316.48</b>	<b>78,416.68</b>	<b>30,100.20</b>	<b>145,959.09</b>	<b>235,250.04</b>	<b>89,290.95</b>	<b>941,000.00</b>
	<b>Current Year Net Income/(loss)</b>	<b>(44,619.25)</b>	<b>249.99</b>	<b>(44,869.24)</b>	<b>89,159.33</b>	<b>749.97</b>	<b>88,409.36</b>	<b>3,000.00</b>